

ORDINANCE NO. 2000 - 055

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989  
COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO.  
89-17, AS AMENDED; AMENDING THE **MAP SERIES** (TO  
REVISE THE SPECIAL PLANNING AREAS MAP TO MODIFY  
THE PBIA OVERLAY DISTRICT BOUNDARY AND TO DELETE  
AND RELOCATE THE POTABLE WATER SERVICE AREA MAP  
AND SANITARY SEWER SERVICE AREA MAP TO THE  
UTILITY SUPPORT DOCUMENTS); **FUTURE LAND USE ATLAS**  
(TO MODIFY THE PBIA OVERLAY DISTRICT BOUNDARY)  
AND AMENDING ALL ELEMENTS AS NECESSARY;  
PROVIDING FOR REPEAL OF LAWS IN CONFLICT;  
PROVIDING FOR SEVERABILITY; PROVIDING FOR  
INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND  
PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

**WHEREAS**, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

**WHEREAS**, the Palm Beach County Local Planning Agency conducted its public hearings on June 9 and 16, 2000 to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on July 12, 2000 to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed amendments to the Department of Community Affairs for review and comment pursuant to Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, Palm Beach County received on October 4, 2000 the

Department of Community Affairs "Objections, Recommendations, and Comments Report," dated September 29, 2000 which was the Department's written review of the proposed Comprehensive Plan amendments; and

**WHEREAS**, the written comments submitted by the Department of Community Affairs contained no objections to the amendments contained in this ordinance;

**WHEREAS**, on December 6, 2000 the Palm Beach County Board of County Commissioners held a public hearing to review the written comments submitted by the Department of Community Affairs and to consider adoption of the amendments; and

**WHEREAS**, the Palm Beach County Board of County Commissioners has determined that the amendments comply with all requirements of the Local Government Comprehensive Planning and Land Development Regulations Act.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY  
COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

## Part I. Amendments to the 1989 Comprehensive Plan

Amendments to the following Element of the 1989 Comprehensive Plan  
are hereby adopted and attached to this Ordinance in Exhibit 1:

- A. Map Series, Special Planning Areas Map, and Future Land Use Atlas (FLUA), to modify the PBIA Overlay District Boundary;
- B. Map Series, Potable Water Service Area Map, delete and relocate to the Utility Support Documents;
- C. Map Series, Sanitary Sewer Service Area Map, delete and relocate to the Utility Support Documents;
- D. And amending all elements as necessary for internal consistency.

## Part II. Repeal of Laws in Conflict

All local laws and ordinances applying to the unincorporated area of Palm Beach County in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

### Part III. Severability

If any section, paragraph, sentence, clause, phrase, or word of

this Ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

#### Part IV. Inclusion in the 1989 Comprehensive Plan

The provision of this Ordinance shall become and be made a part of the 1989 Palm Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

**Part V. Effective Date**

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolutions shall be sent to the Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard Tallahassee, Florida 32399-2100.

**APPROVED AND ADOPTED** by the Board of County Commissioners of Palm Beach County, on the 6 day of December , 2000.

ATTEST:  
DOROTHY H. WILKEN, Clerk

PALM BEACH COUNTY, FLORIDA,  
BY ITS BOARD OF COUNTY COMMISSIONERS

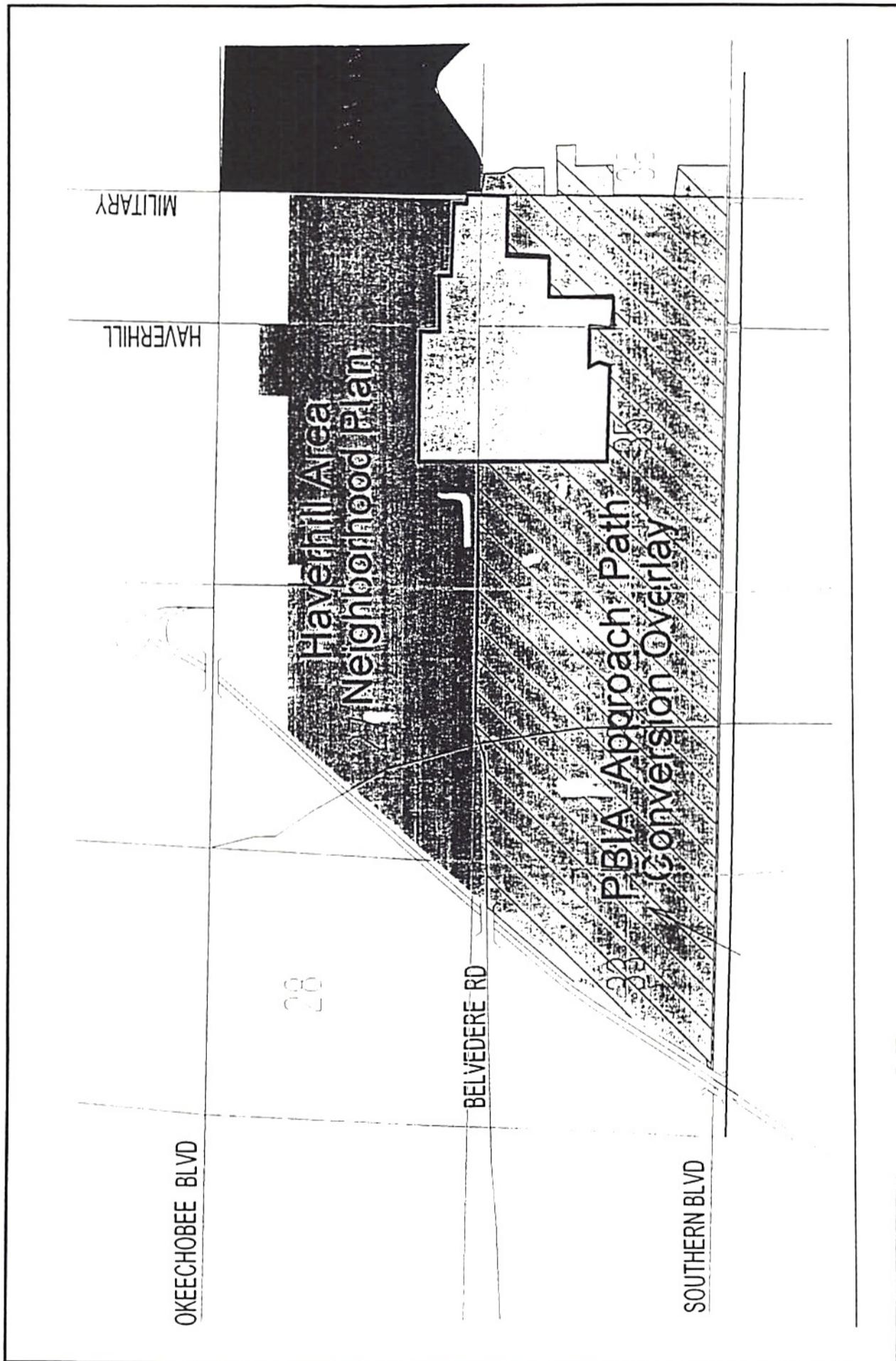
By W. J. Farny Chair

Filed with the Department of State on the 12th day  
of December , 2000.

## EXHIBIT 1

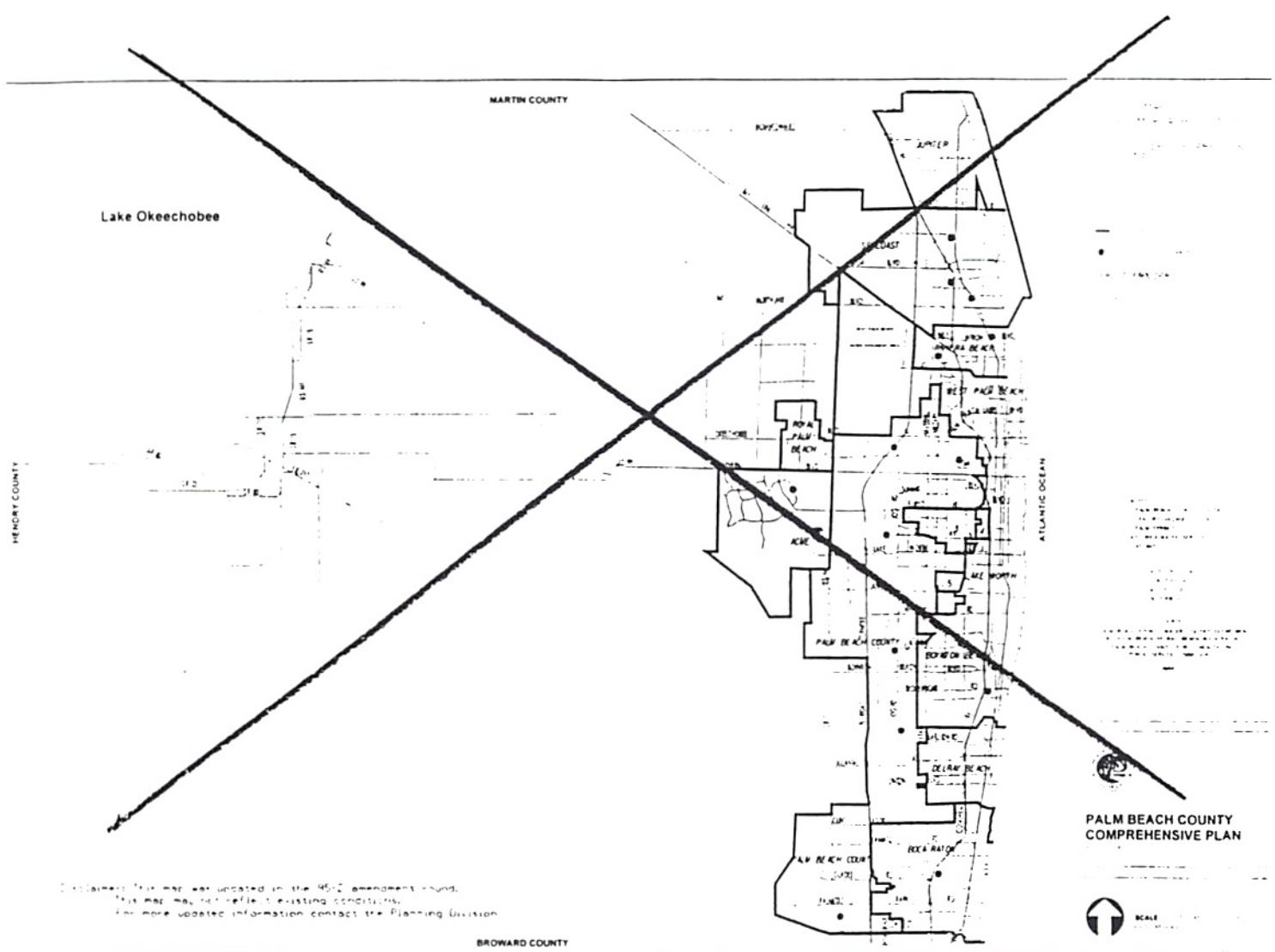
A. Map Series, Special Planning Areas map, Map LU 3.1 and Future Land Use Atlas.

REVISION: Update the map to include changes the PBIA Overlay District Boundary as depicted below.



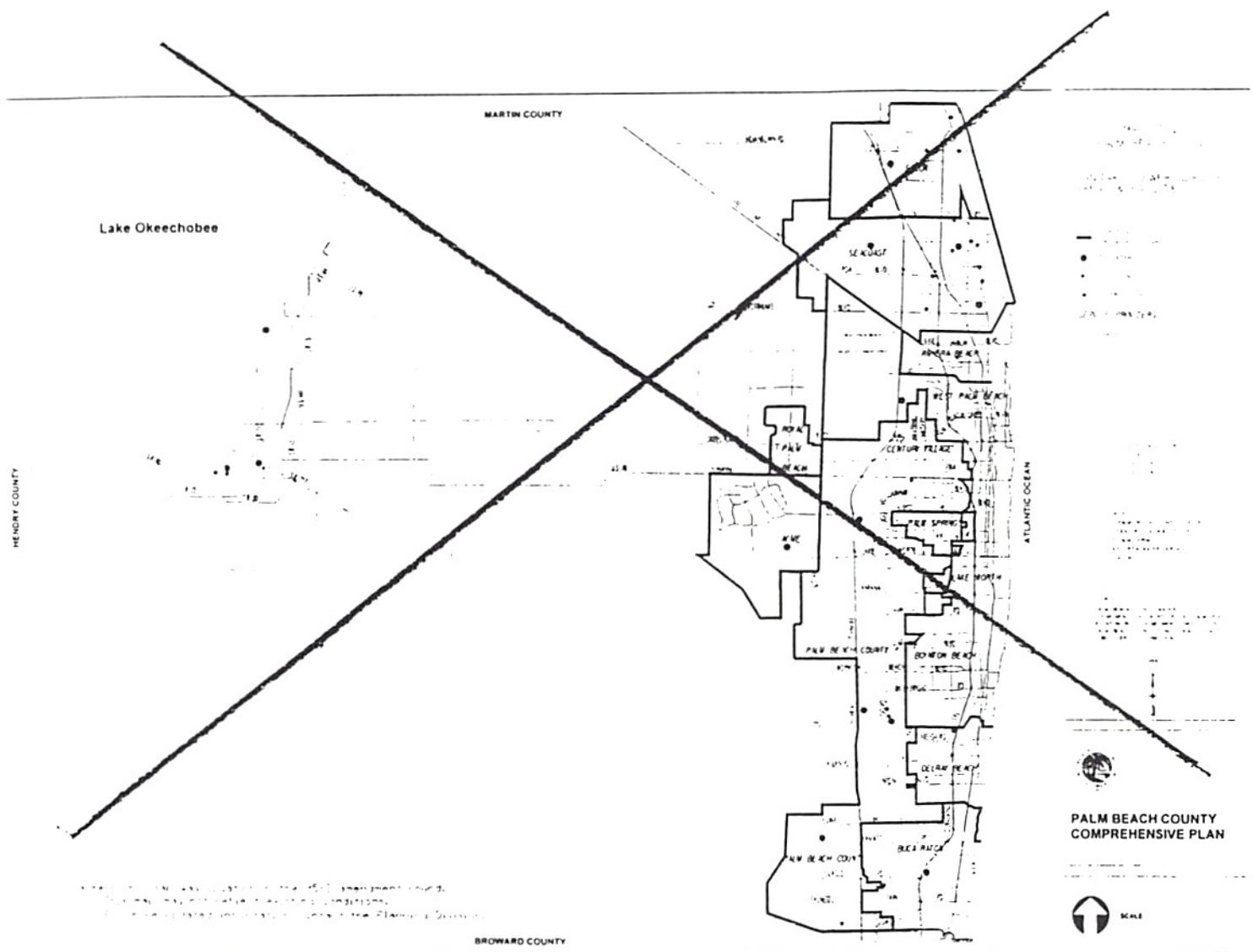
B. Map Series, Potable Water Service Area Map, Map UT 1.1

REVISION: To delete and relocate to the Utility Support Documents.



C. Map Series, Sanitary Sewer Service Area Map, Map UT 2.1

REVISION: To delete and relocate to the Utility Support Documents.



STATE OF FLORIDA, COUNTY OF PALM BEACH  
I, DOROTHY H. WILKEN, ex-officio Clerk of the  
Board of County Commissioners certify this to be a  
true and correct copy of the original filed in my office  
on December 6, 2000.  
DATED at West Palm Beach, FL on 2/19/00.  
DOROTHY H. WILKEN, Clerk  
By: Diane Brown D.C.